

City Council
Atlanta, Georgia

AN ORDINANCE
BY: ZONING COMMITTEE

Z-02-64
8/13/02

02-0-1607

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended, and the maps established in connection therewith be changed as follows: **Tract 1: 661 Meldrum Street, N.W. – I-1 (Light Industrial) District to RG-3 (Residential General-Sector 3) District**

Tracts 2 & 3 (Combined): 516 Elm Street, N.W. – I-1 (Light Industrial) District to RG-3 (Residential General-Sector 3) District

Tract 4: 511 Elm Street, N.W. – R-5 (Two-Family Residential) to RG-3 (Residential General-Sector 3) District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 111 of the 14th District, **Fulton County, Georgia**, being more particularly described by the attached legal description.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development," as identified by the use of the suffix "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any zoning district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

C-5

Legal Description

Tract One:

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 111 of the 14th District, City of Atlanta, Fulton County, Georgia and being more particularly described as follows:

BEGINNING at the intersection of the western right of way line of Elm Street (40 foot right of way) and the southern right of way line of North Avenue (40 foot right of way); thence southerly along said western right of way line South 00° 23' 32" East a distance of 288.24 feet to a point at the intersection of said western right of way line and the northern right of way line of Meldrum Street (40 foot gravel right of way); thence leaving said western right of way line and along said northern right of way line South 88° 54' 24" West a distance of 100.00 feet to a point at the intersection of said northern right of way line and the eastern side of a 10 foot alley; thence leaving said northern right of way line and along said eastern side of the alley North 00° 23' 32" West a distance of 289.46 feet to a point at the intersection of said eastern side of the alley and the southern right of way line of North Avenue; thence leaving said eastern side of the alley and along said southern right of way line North 89° 36' 28" East a distance of 99.99 feet to a point at the intersection of said southern right of way line and the western right of way line of Elm Street and the POINT OF BEGINNING; said tract containing 0.66 acres as shown on Zoning Map for Southeast Capital Partners, dated August 9, 2002, prepared by Highland Engineering, Inc. and bearing the certification of Steven M. Hardy, GRLS No. 2662.

Tract Two:

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 111 of the 14th District, City of Atlanta, Fulton County, Georgia and being more particularly described as follows:

BEGINNING at the intersection of the northern right of way line of Kennedy Street (right of way varies) and the western right of way line of Elm Street (40 foot right of way); thence along said northern right of way line South 88° 54' 24" West a distance of 100.00 feet to a 1½ " open top pipe found at the intersection of said northern right of way line and the eastern side of a 10 foot alley; thence leaving said northern right of way line and along said eastern side of the alley North 00° 27' 37" West a distance of 88.20 feet to a point; thence leaving said eastern side of the alley North 88° 54' 24" East a distance of 100.00 feet to a point on the western right of way line of Elm Street; thence along said western right of way line South 00° 27' 37" East a distance of 88.20 feet to a point at the intersection of said western right of way line and the northern right of way line of Kennedy Street and the POINT OF BEGINNING; said tract containing 0.20 acres as shown on Zoning Map for Southeast Capital Partners, dated August 9, 2002, prepared by Highland Engineering, Inc. and bearing the certification of Steven M. Hardy, GRLS No. 2662.

Tract Three:

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 111 of the 14th District, City of Atlanta, Fulton County, Georgia and being more particularly described as follows:

BEGINNING at the intersection of the southern right of way line of Meldrum Street (40 foot gravel right of way) and the western right of way line of Elm Street (40 foot right of way); thence along said western right of way line South 00° 27' 37" East a distance of 204.94 feet to a point; thence leaving said western right of way line South 88° 54' 24" West a distance of 100.00 feet to a point on the eastern side of a 10 foot alley; thence along said eastern side of the alley North 00° 27' 37" West a distance of 204.94 feet to a #4 rebar found at the intersection of said eastern side of the alley and the southern right of way line of Meldrum Street; thence leaving said eastern side of the alley and along said southern right of way line North 88° 54' 24" East a distance of 100.00 feet to a point at the intersection of said southern right of way line and the western right of way line of Elm Street and the POINT OF BEGINNING; said tract containing 0.47 acres as shown on Zoning Map for Southeast Capital Partners, dated August 9, 2002, prepared by Highland Engineering, Inc. and bearing the certification of Steven M. Hardy, GRLS No. 2662.

Tract Four:

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 111 of the 14th District, City of Atlanta, Fulton County, Georgia and being more particularly described as follows:

BEGINNING at a ¾ inch closed top pipe found at the intersection of the southern right of way line of Meldrum Street (40 foot gravel right of way) and the eastern right of way line of Elm Street (40 foot right of way); thence along said southern right of way line North 88° 54' 24" East a distance of 100.33 feet to a point at the intersection of said southern right of way line and the western side of a 10 foot alley; thence leaving said southern right of way line and along said western side of the alley South 00° 27' 37" East a distance of 291.51 feet to a ¾ inch closed top pipe found at the intersection of said western side of the alley and the northern right of way line of Kennedy Street (right of way varies); thence leaving said western side of the alley and along said northern right of way line South 88° 14' 23" West a distance of 100.35 feet to a point at the intersection of said northern right of way line and the eastern right of way line of Elm Street; thence leaving said northern right of way line and along said eastern right of way line North 00° 27' 37" West a distance of 292.68 feet to a ¾ inch closed top pipe found at the intersection of said eastern right of way line and the southern right of way line of Meldrum Street and the POINT OF BEGINNING; said tract containing 0.67 acres as shown on Zoning Map for Southeast Capital Partners, dated August 9, 2002, prepared by Highland Engineering, Inc. and bearing the certification of Steven M. Hardy, GRLS No. 2662.